



**Oakfield House, Top Lane, Goulceby,
Louth, LN11 9UB**



Book a Viewing!

£850,000

The second of just two executive homes, Oakfield House is positioned within the village of Goulceby, set within the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty. Built to a high specification by local builder Roberts Builders, the property offers approximately 3,600 sq ft (337 sq m) of spacious and versatile accommodation. The property is accessed via a central reception hall with cloakroom/WC, leading through to the main living spaces. These include a lounge and a separate family room, both featuring inglenook fireplaces, along with an open-plan living and dining area forming the focal point of the home. This space is complemented by a high-quality fitted kitchen area with a full range of integrated appliances, quartz work surfaces and a central island, along with a separate utility room. To the first floor, a galleried landing leads to four well-proportioned bedrooms. The principal bedroom suite is a particularly notable feature, offering a substantial bedroom space with a dressing area and a large en-suite. The guest bedroom also benefits from its own en-suite, with a family bathroom serving the remaining bedrooms. Externally, the property is approached via a generous gravelled driveway providing ample off-road parking and hardstanding. The gardens extend to the front, side and rear, being mainly laid to lawn with a paved seating area. A substantial triple garage is positioned to the side, with an additional store. The property has been designed with energy efficiency in mind and is anticipated to achieve a high energy efficiency rating, benefiting from air source heating, solar panels and underfloor heating to the ground floor. Despite its rural setting within the Lincolnshire Wolds, the property remains within accessible distance of the market towns of Horncastle, Market Rasen and Louth, as well as the Cathedral City of Lincoln. Viewing is recommended to fully appreciate the space, layout and overall setting on offer.



SERVICES

Mains electricity and water. Drainage to a private treatment plant. Air source heating with underfloor heating to the ground floor.

EPC RATING – to follow.

COUNCIL TAX BAND – TBC (East Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located in the village of Goulceby, within the East Lindsey District of Lincolnshire, approximately 7 miles south-west of Louth. Set within the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, the location offers a rural setting with access to surrounding countryside, whilst remaining accessible to nearby towns and amenities.

ENTRANCE HALL

Main entrance door with side windows, tiled floor, split oak staircase rising to the first floor galleried landing, inset spotlights, coving to ceiling, display shelving with downlighters, underfloor heating and plant cupboard housing the hot water cylinder.



WC

With WC, wash hand basin with vanity cupboard below, extractor fan, coving to ceiling, inset spotlights and UPVC window.

LOUNGE

14' 7" x 16' 6" (4.44m x 5.03m) With UPVC bay window to the front elevation, UPVC window to the side elevation, inglenook fireplace with open fire, coving to ceiling, inset spotlights, TV and telephone points and central heating thermostat controls.

FAMILY ROOM

16' 6" x 16' 4" (5.03m x 4.98m) With UPVC bay window to the front elevation, further UPVC window to the side elevation, inglenook fireplace with open fire, TV, telephone and broadband points, inset spotlights, coving to ceiling and central heating thermostat controls.



LIVING AREA

19' 11" x 16' 6" (6.07m x 5.03m) With Two UPVC French patio doors with side window, tiled floor, coving to ceiling, inset spotlights and central heating thermostat controls.

DINING AREA

20' 6" x 9' 11" (6.25m x 3.02m) With feature exposed beam and brickwork, tiled floor, coving to ceiling, inset spotlights, TV and telephone points and central heating thermostat controls.

KITCHEN AREA

19' 10" x 16' 6" (6.05m x 5.03m) Fitted with a range of quality wall, base and drawer units, large fitted larder units and central island with quartz work surfaces and sink unit, integrated appliances include a tall fridge freezer, Neff double oven, induction hob with extractor hood over, dishwasher and wine fridge/cooler, inset spotlights and coving to ceiling.



UTILITY ROOM

17' 0" x 6' 6" (5.18m x 1.98m) Fitted with a range of wall and base units with work surfaces over, large fitted larder cupboards, sink and drainer, spaces and plumbing for washing machine and tumble dryer, extractor fan, inset spotlights, central heating thermostat controls, rear entrance door and UPVC window.

FIRST FLOOR LANDING

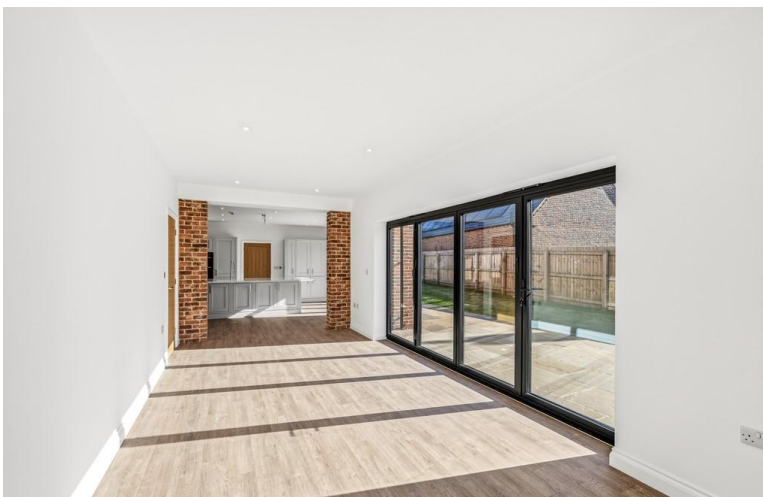
With UPVC window, inset spotlights and two aluminium radiators.

PRINCIPLE BEDROOM SUITE

36' 7" x 16' 6" (11.15m x 5.03m) With UPVC window to the front elevation, radiators and inset spotlights, with access to a dressing area and en-suite.

EN-SUITE

11' 8" x 8' 2" (3.58m x 2.49m) With a large fitted shower cubicle, WC, wash hand basin with vanity cupboard, tiled floor, towel radiator, extractor fan, inset spotlights, sensor mirror and Velux window.





BEDROOM 2

10' 0" x 14' 11" (3.05m x 4.55m) With UPVC window to the front elevation, aluminium radiator and inset spotlights.

EN-SUITE

10' 0" x 5' 1" (3.05m x 1.55m) With a large fitted shower cubicle, WC, wash hand basin with vanity cupboard, tiled floor, towel radiator, extractor fan, inset spotlights, sensor mirror and Velux window.

BEDROOM 3

16' 7" x 14' 7" (5.05m x 4.44m) With UPVC window to the front elevation, aluminium radiator and inset spotlights.

BEDROOM 4

16' 6" x 12' 6" (5.03m x 3.81m) With UPVC window to the rear elevation, aluminium radiator and inset spotlights.



BATHROOM

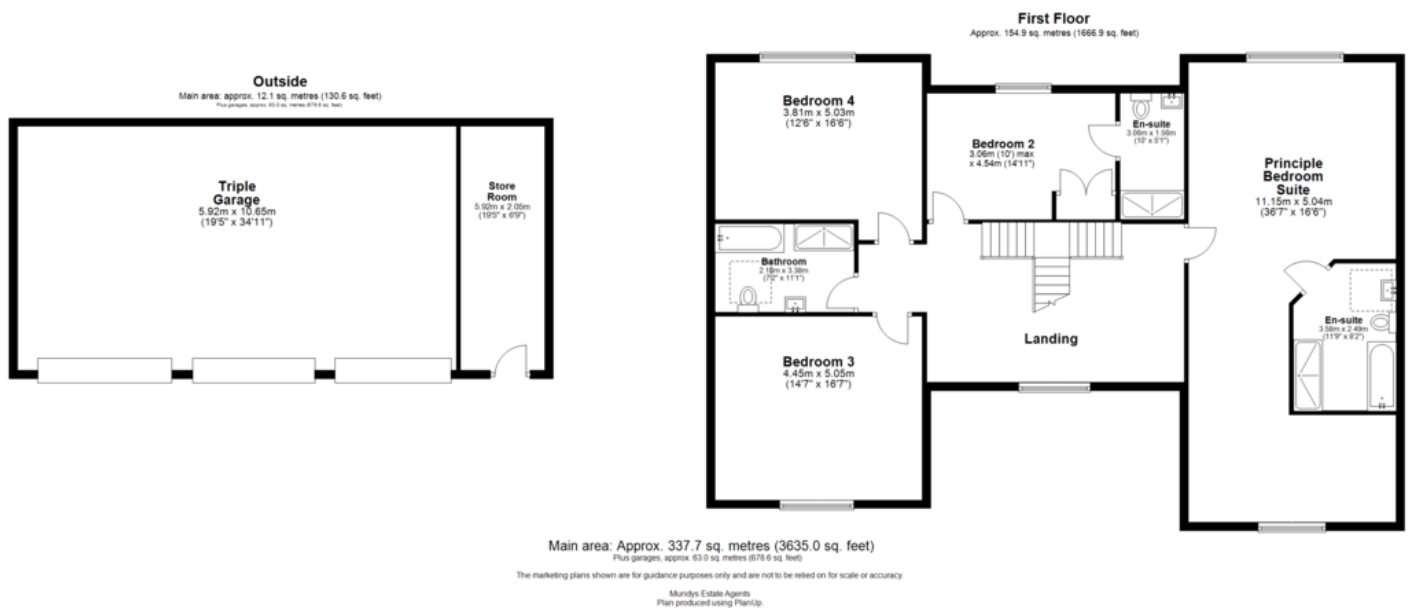
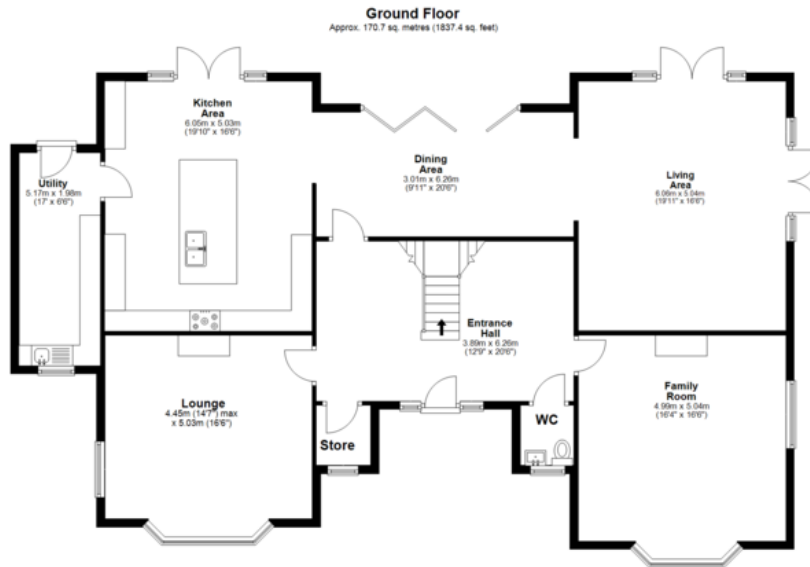
11' 1" x 7' 2" (3.38m x 2.18m) With bath, large fitted shower cubicle, WC, wash hand basin with vanity cupboard, towel radiator, extractor fan, sensor mirror, tiled floor and inset spotlights.

OUTSIDE

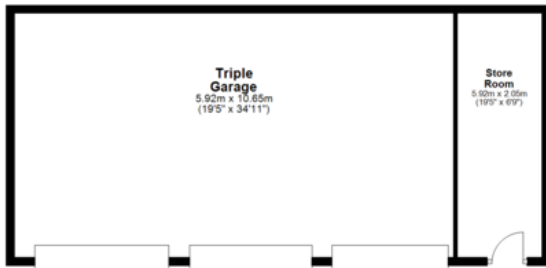
The property is situated on an extensive plot with gardens extending to the front, side and rear. A large gravelled driveway provides ample off-road parking and hardstanding, and gives access to the triple garage.







Outside
Main area: approx. 12.1 sq. metres (130.6 sq. feet)
Perimeter approx. 60.6m (198'10" long)



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 - All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

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Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

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